

SUPPLEMENTAL

COUNCIL AGENDA: 03-22-05  
ITEM: 5.2

## Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**SUBJECT:** HILLVIEW BRANCH  
LIBRARY

**FROM:** Katy Allen  
Jane Light

**DATE:** 03-15-05

Approved

Date

3.14.05

Council District: 5

### REASON FOR SUPPLEMENTAL MEMO

To provide additional information after bids were opened.

### RECOMMENDATION

- a) Report on bids and award of contract for the Hillview Branch Library Project to the low bidder, BRCO Constructors, Inc., to include the base bid and Add Alternate Nos. 2, 3, 4, and 5 in the amount of \$7,693,000 and approval of a contingency in the amount of \$770,000.
- b) Adoption of a resolution approving the Hillview Branch Library Project and incorporating environmental mitigation measures as set forth in the Mitigation Monitoring And Reporting Program for the project.

CEQA: Mitigated Negative Declaration, File No. H03-057.

### BACKGROUND

The New Hillview Branch Library is the ninth library to be constructed using City Library Bond Funds and is based on the Branch Facility Master Plan approved by Council in September 2000. The site is located at 1600 Hopkins Dr. within Fischer Middle School property and is being constructed on school property pursuant to a 50 plus 49 additional years option ground lease between the City and the Alum Rock Union Elementary School District. The new library replaces the existing Hillview Library on 2555 Ocala Ave.

The base bid scope of work includes construction of 21,035 square foot one-story building, which contains various reading areas, a tech center, a new Internet café area, children and adult collection spaces and a community meeting room. The new parking lot would be on one side of the building and will provide 65 spaces.

The City currently has all property interests and permits necessary to construct the project.

Construction is scheduled to begin in April 2005 with completion in September 2006.

**ANALYSIS**

Bids were opened on February 24, 2005 with the following results:

<u>Contractor</u>	<u>Base Bid</u>	<u>Add Alt Total</u>	<u>Total Bid</u>	<u>Variance Amount</u>	<u>Over/ (Under) Percent</u>
Ralph Larsen & Son (San Mateo)	\$8,457,000	\$100,000	\$8,557,000	\$1,075,000	14
Centric/Dbs Construction (San Francisco)	7,992,185	58,849	8,051,034	569,034	7
West Bay Builders (Novato)	7,845,000	31,600	7,876,600	394,600	5
West Coast Contractors (Fairfield)	7,757,000	108,000	7,865,000	383,000	5
Bogard Construction (Santa Cruz)	7,735,000	88,529	7,823,529	341,529	4
McCrary Construction (Belmont)	7,719,000	89400	7,808,400	326,400	4
John Plane Construction (Burlingame)	7,650,000	98,900	7,748,900	266,900	3
BRCO Constructors (Loomis)	7,643,000	50,000	7,693,000	211,000	3
<b>Engineer's Estimate</b>	<b>\$7,400,000</b>	<b>\$79,000</b>	<b>\$7,482,000</b>	<b>-</b>	<b>-</b>

<u>Contractor</u>	<u>Add Alt. No.1</u>	<u>Add Alt. No.2</u>	<u>Add Alt. No.3</u>	<u>Add Alt. No.4</u>	<u>Add Alt. No.5</u>
Ralph Larsen & Son	\$19,000	\$22,000	\$20,000	\$51,000	\$7,000
Centric/Dbis Construction	8,866	12,349	15,000	5,500	26,000
West Bay Builders	10,000	10,000	0	10,000	11,600
Bogard Construction	36,000	24,000	(7,675)	51,804	20,000
McCrary Construction	23,000	25,600	17,000	18,000	28,800
John Plane Construction	13,000	16,000	5,000	5,900	72,000
BRCO Constructors	25,000	25,000	8,000	7,000	10,000
<b>Engineer's Estimate</b>	<b>21,000</b>	<b>24,000</b>	<b>17,000</b>	<b>18,000</b>	<b>23,000</b>

The low bid submitted by BRCO Constructors is three percent over the Engineer's Estimate. Staff considers this reasonable for the work involved in the project. Add Alternates Nos. 2,3,4, and 5 are recommended for award. There is sufficient funding to accommodate this addition to the project. The low bid reflects the highest branch library construction cost to date at \$360 per SF. The prior three branches bid in 2004/05 have averaged \$325 per SF. Council policy provides for a standard contingency of ten percent on public works projects. The standard contingency is appropriate for this project.

In accordance with the Green Building Policy, this project was designed and will be built to meet or exceed the equivalent of a "Certified" rating using the LEED rating system.

### **PUBLIC OUTREACH**

Community participation in the master planning effort through various community participation meetings for this branch was solicited through flyers at various branches and mailers to the nearby residents as stated in the Planning Outreach guidelines.

To solicit contractors, this project was listed on the City's Internet Bid Line and advertised in the *San José Post Record*. Bid packages for all Department of Public Works construction projects are provided to various contractor organizations, and builder's exchanges

### **COORDINATION**

This project and memorandum have been coordinated with the Departments of General Services, Finance, Planning, Building and Code Enforcement, the City Manager's Budget Office, the City Attorney's Office, and the Alum Rock Union Elementary School District.

### **COST IMPLICATIONS**

1. AMOUNT OF RECOMMENDATION: **\$7,693,000**

2. COST OF PROJECT:

Project Delivery	\$1,940,000 *
Construction	7,693,000
Contingency	770,000
Public Art	206,000
<b>TOTAL PROJECT COSTS</b>	<b>\$10,609,000</b>

Prior Year Expenditures	(1,322,625) **
<b>REMAINING PROJECT BUDGET</b>	<b>\$9,286,375</b>

\* Project delivery includes \$1,453,000 for design and design management services and \$487,00 for construction Management and inspection services.

\*\* Prior year expenditures include \$1,292,625 for project delivery and \$30,000 for public art.

3. SOURCE OF FUNDING: 472 – Branch Libraries Bond Projects Fund

4. FISCAL IMPACT: This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The new Hillview Branch will have a net annual operating and maintenance impact of \$190,000 starting in FY 2006-2007.

### **BUDGET REFERENCE**

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. For Contract N/A	2004-2005 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
<b>Remaining Project Budget</b>			<b>\$9,286,375</b>				
<b>Current Funding Available:</b>							
472	4318	Hillview Branch	Various	\$9,448,000*	N/A	V-460	2/8/05 Ord. No. 27350
		<b>TOTAL</b>		<b>\$9,448,000</b>			

HONORABLE MAYOR AND CITY COUNCIL

03-15-05

**Subject: Hillview Branch Library Supplemental Memo**

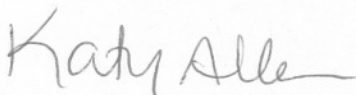
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- \* An additional \$331,000 is budgeted in the Library Bond Fund in 2005-2006 (\$250,000) and 2006-2007 (\$81,000) for project costs.

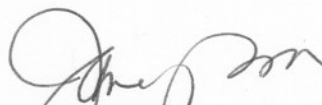
**CEQA**

Mitigated Negative Declaration, File No. H03-057.

Planning has issued a mitigated negative declaration for this project. The mitigated negative declaration identifies a number of mitigations that need to be implemented in order to address environmental impacts. These mitigation measures and their manner of implementation are identified in the Mitigation Monitoring and Reporting Program for the project. These mitigations have been incorporated into the project design and the construction documents. As part of today's action, staff is requesting Council to approve these mitigations and their manner of implementation, as set forth in the Mitigation Monitoring and Reporting Program, and direct the implementation of these mitigations as part of the project.



KATY ALLEN  
Director, Public Works Department



JANE LIGHT  
Library Director

KT:RR:ng  
HB Supplemental Memo 03-07-05r03

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